



## TO LET

### 51 HIGH STREET, HOLYWELL. CH8 7TF

- Ground floor, double fronted retail unit of approximately 148.28 m.sq. / 1596 sq.ft. NIA, with potential to split the unit, subject to statutory permissions and landlord's agreement.
- Busy town centre position, with on street parking.
- VIEWING: Celt Rowlands & Co. - 01691 659659 and Joint Agents: Reid & Roberts, Flint - 01352 870593.

## LOCATION

Holywell is set overlooking the Dee Estuary, approx. 16 miles North West of Chester, with excellent road access along the A55 linking Bangor to Chester and thereafter the national motorway networks. Population of 10,000, 2011 Census, with a wider population of around 15,000 to include urban areas and substantial agricultural hinterland.

The town centre has been improved with the inclusion of traffic once again into the High Street, but the retention of wide pavements and on street parking.

## ACCOMMODATION

A ground floor lock up shop unit providing-

Front internal width – 7.84m / 25'9"

### Ground Floor

Retail Area	105.53 m.sq / 1,136 sq ft
Office/Stores, Two Kitchens	42.75 m.sq / 460 sq ft
WCs	-

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Total NIA Approx.	148.28 m.sq. / 1596 sq.ft.
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## Externally

Dependent on the possible needs of an incoming tenant, parking may be available on agreement.

Potentially the unit could be divided to create two shops approx.:-

No.49 High Street – 937 sq.ft.

No.51 High Street – 639 sq.ft.

**TERMS OF OFFER** - A rent of £15,000 p.a. is asked, on terms to be agreed.

**VAT** - VAT will be applicable to the rent.

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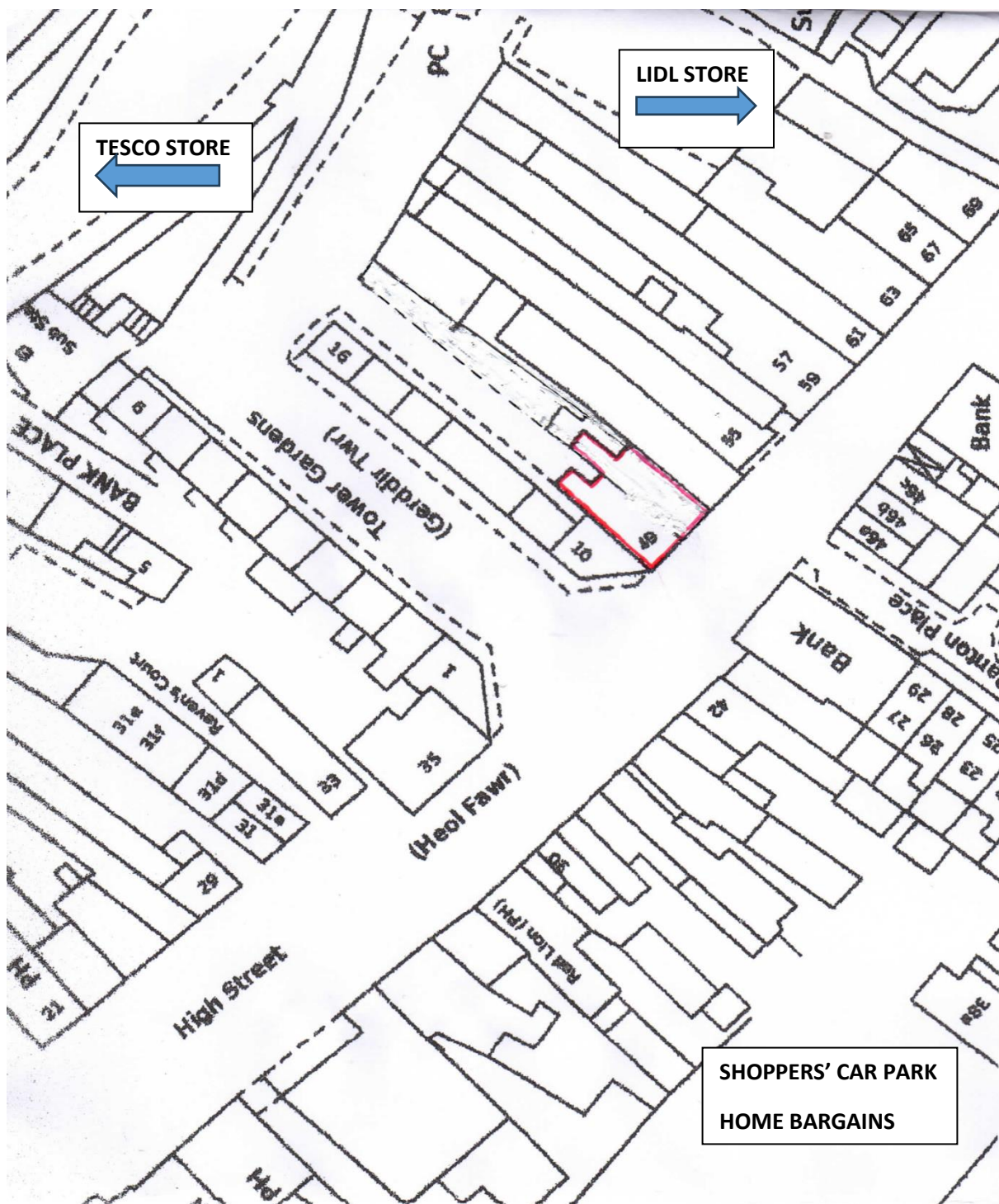


## BUSINESS RATES

To be reassessed.

EPC RATING – D.

**VIEWING** - Please contact the joint agents: Celt Rowlands & Co. on 01691 659659 or Reid & Roberts – 01352 870593.



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